

167.A

0002

0176.2

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

764,600 / 764,600

USE VALUE:

764,600 / 764,600

ASSESSED:

764,600 / 764,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
176		PARK AVE, ARLINGTON

OWNERSHIP

Owner 1:	RAMASAMY ARUN &	Unit #:	2
Owner 2:	CHANDRASEKARAN UMA		
Owner 3:			

Street 1: 176 PARK AVE UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LYSNE STIAN K & NATALIE A -

Owner 2: -

Street 1: 176 PARK AVE UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo

with a Condo Conv Building built about 1922, having primarily

Wood Shingle Exterior and 1816 Square Feet, with 1 Unit, 1

Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7305																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	761,300	3,300		764,600		314576
							GIS Ref
							GIS Ref
							Insp Date
							10/10/18

Source: Market Adj Cost Total Value per SQ unit /Card: 421.04 /Parcel: 421.04 Entered Lot Size Total Land: Land Unit Type:

10/10/18 !15977!

USER DEFINED

Prior Id # 1: 110418

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

15977 ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	761,300	3300	.		764,600	Year end	12/23/2021	
2021	102	FV	739,100	3300	.		742,400	Year End Roll	12/10/2020	
2020	102	FV	728,000	3300	.		731,300	731,300 Year End Roll	12/18/2019	
2019	102	FV	652,000	3300	.		655,300	655,300 Year End Roll	1/3/2019	
2018	102	FV	577,500	3300	.		580,800	580,800 Year End Roll	12/20/2017	
2017	102	FV	527,200	3300	.		530,500	530,500 Year End Roll	1/3/2017	
2016	102	FV	527,200	3300	.		530,500	530,500 Year End	1/4/2016	
2015	102	FV	487,700	3300	.		491,000	491,000 Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYSNE STIAN K &	67097-415		4/15/2016		585,000	No	No		
WRIGLEY ALAN A/	58881-348		4/12/2012		480,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/19/2021	1257	Redo Bat	16,100	C					10/10/2018	Measured	DGM	D Mann
									5/20/2013	NEW CONDO	BR	B Rossignol
									7/17/2012	MLS	EMK	Ellen K

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA _____

